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INDUSTRIAL SUBURBANIZATION

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INTRODUCTION

Although a variety of publications have apprised the recent suburbanization of industry in the United States, this centrifugal migration does not represent a fetal trend. In fact, as early as 1859 in Patterson, New Jersey, a mill was relocated from a congested site in the city's center to an "open" peripheral location.¹ However, since the end of World War II the outward migration has become an easily recognizable trend and no American city has been spared this exodus. The spatial pattern of manufacturing increasingly reflects the more favorable industrial environment of peripheral zones. Outlying areas are attracting both new and relocatable industries because of a matrix of site advantages. These non-centroidal "attractors" include: (1) industrial parks (districts),² (2) suburbs, (3) small rural communities, and (4) Indian reservations.

CENTRIFUGAL FORCES

Centrifugal forces, or those parameters precipitating an outward movement from a common center, have been responsible for the industrial evacuation of most core areas. A direct relationship generally exists between city size and force quanta: as city size increases--the number of operative centrifugal forces increases.

¹ James Kenyon, "Manufacturing and Sprawl," in Metropolis on the Move: Geographers Look at Urban Sprawl. Edited by Jean Gottman and Robert A. Harper, New York, N.Y.: John Wiley & Sons, Inc., 1967, 103.

² The term "district" was employed in the early stages of the industrial park movement. However, the term "park" has been popularized in recent years.

Individual force magnitude also intensifies with city growth. The following list incorporates primary centrifugal forces that are found in urban cores: high land costs, high rent, high tax rates, high-site preparation costs, high insurance rates, high transportation rates, traffic congestion, lack of space for expansion, scarcity of special sites, outmoded structures, nuisance complaints, legal restrictions, high crime rates, decaying amenities, and decaying services.

SITE SELECTION FACTORS

One of the most comprehensive lists of industrial location factors has been compiled by Conway Research, Incorporated. This "Checklist of Site Selection Factors"³ is composed of 24 major categories and these are subdivided into more than 800 ancillary factors. In reviewing the following list of site selection criteria⁴ it is apparent that most can be best satisfied in a locale other than a city's central zone. (1) markets, (2) basic materials, services, (3) labor, (4) transportation, (5) power and fuel, (6) telecommunications, (7) water and waste disposal, (8) local government, (9) taxes, (10) financing, (11) climate, (12) community facilities, (13) education, (14) cultural aspects, (15) recreational facilities, (16) churches, (17) medical, hospital facilities, (18) police, fire protection, (19) planning and zoning, (20) federal activities, (21) representation in Congress, (22) individual sites, (23) overseas factors, and (24) diversified investments.

SUBURBAN INDUSTRIAL PATTERNS

In analyzing suburban industrial patterns for any metropolitan area, it is usually quite apparent that most industrial concerns are located beyond the limits of the central business district. Some of these industries are isolated in suburbs and have no comparable contiguous development. However, more are clustered in this suburban setting. One method permitting industries to congregate is the industrial park. Other industries have been and continue to seek locations in communities which are situated in sparsely populated regions. In reference to a rural setting, a most recent movement has been to several Indian reservations.

Industrial Parks

Although the first organized industrial park appeared in 1903,⁵ the heavy emphasis upon this form as a vehicle for industrial expansion has been primarily operative during the past two decades. The industrial park has been described by

³Conway Research, Incorporated, Site Selection Handbook. Vol. II, Atlanta, Ga.: Conway Research, Inc. 1970, 207-211.

⁴Ibid.

⁵Central Manufacturing District; Chicago, Illinois.

many urban planners and geographers as the industrial counterpart to the planned residential subdivision--offering the same advantages of uniformity, convenience, desirable address, considerate neighbors, "package services," and security against property value deterioration.

The concept of a planned park as an industrial subdivision is developed according to a comprehensive plan to provide serviced sites for manufacturing plants, distribution warehouses, and other establishments approved by the developers and/or tenants. The park provides for adequate control of the tract and buildings which is possible through restrictive covenants or zoning with a view to maintaining esthetic qualities within a park. In short, a park offers industry favorable parameters that are often unattainable in other suburban environs.

The number of industrial parks has increased rapidly in the past few years. Many communities from the smallest borough to the nation's largest urban centers have recognized the value of industrial parks. As of 1970 there were approximately 2,400 industrial parks in the United States.⁶ This figure surpassed the 1968 total by more than 300 and is double that reported in 1966.⁷ Current trends indicate that this growth profile will continue.

Small Communities

The small community as a general rule wants to attract industry. Many such communities virtually "sell their souls" to get a manufacturing concern through incentives such as free sites, free rent for a number of years, or tax-free facilities. These amenities are especially attractive to a small industrial unit. The small community sees in industry a means for strengthening or revitalizing an economy through increases in the tax base and job opportunities. The latter subsequently initiates growth in the non-basic sector.

Traveling throughout this country one has to be amazed at the number of small communities which have at least one industry. This pattern is especially evident in the southeastern states where many firms have relocated from the manufacturing belt. The spatial pattern for a considerable number of these "towns" is identical to that for large cities--industries skirt core areas and it is not uncommon to find a structure occupying a totally rural site.

Indian Reservations

The Indian reservation has become the most recent vehicle for industrial decentralization.⁸ Although this movement is just beginning on a small scale, it is at least becoming important to

⁶Linda Liston, "Proliferating Industrial Parks Spark Plant Location Revolution," Industrial Development, CXXXIX (March/April, 1970), 7.

⁷Ibid.

⁸Data from the Arizona Republic, 29 September 1969, 16.

one state's economy--Arizona, and it would appear that this trend may spread to other states.⁹ Two site selection factors seem to be paramount for Arizona's reservations: (1) lack of property taxes and (2) a large labor pool. Presently, there are seven reservation-industrial parks in the state, the largest occupying 733 acres. In addition to industrial parks, single sites have also been developed.

To attract industry, a tribe forms a non-profit development corporation which selects a site. The tribe in question provides funds for park development, including building erection costs and then leases structures at a rate reflecting a reservation's no-tax status. A firm occupying a site agrees to hire and train as many Indians as possible per industry need. For those that are trained, the Bureau of Indian Affairs provides part of a trainee's wages.

BIBLIOGRAPHIC OVERVIEW

This bibliographic montage has been assembled because of the voluminous proportions industrial suburbanization has assumed in recent years. An attempt has been made to incorporate a spectrum of entries which hopefully will serve the needs of many users. The authors would appreciate notification of omissions, errata, or how future compilations can be improved.

⁹This problem is currently being investigated on a national scale by Berlin and findings should be published in 1972.

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